*ANNEX I – PERIODIC DISCLOSURE PURSUANT TO ARTICLE 8 OF THE SFDR*

**Periodic disclosure for financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852**

**Product name:** Camplus Long Term – Closed-End Alternative Real Estate Investment Fund
**Product identification code**: IT0005496036

**A sustainable investment** is an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not cause significant harm to any environmental or social objective and that the company benefiting from the investment complies with good governance practices.

The EU taxonomy is a classification system established by Regulation (EU) 2020/852, which sets out a list of **environmentally sustainable economic activities**. This regulation does not include a list of socially sustainable economic activities. Sustainable investments with an environmental objective.

# Environmental and/or social characteristics

**Did this financial product have a sustainable investment objective?**

☐ Yes | ☒ No

☐ Made **sustainable investments with an environmental objective: __%**

☐ in economic activities considered environmentally sustainable in accordance with the EU taxonomy

☐ in economic activities that are not considered environmentally sustainable in accordance with the EU taxonomy

☐ Made **sustainable investments with a social objective: __%**

☐ Promoted **environmental/social (E/S) characteristics** and, while not targeting sustainable investment, had a share of __% in sustainable investments

☐ with an environmental objective in economic activities considered environmentally sustainable in accordance with the EU taxonomy

☐ with an environmental objective in economic activities that are not considered environmentally sustainable in accordance with the EU Taxonomy

☐ with a social objective

☒ Promoted E/S characteristics **but did not make any sustainable investments**

## To what extent have the environmental and/or social characteristics promoted by this financial product been met?

In the investment evaluation process, the Camplus Long Term Fund (the "**Fund**") promotes specific social characteristics. In this process, the manager selects investments not only on the basis of the ESG performance of the assets at the time of acquisition, but also on the basis of the potential for improvement in both ESG and economic performance.

As part of this strategy, the Fund has identified social characteristics (the "**Social Characteristics**") in accordance with Article 8 of Regulation (EU) No. 2088/2019 on sustainability-related disclosures in the financial services sector (the "**SFDR**") that are promoted among its investments:

Social Characteristics:

1. ***Enhancement of accommodation facilities dedicated to secondary education and young workers***. The Fund invests in residential projects that are capable of promoting social characteristics, without making sustainable investments, and generating additional, measurable and favourable social impact, and/or are suitable

for expanding the supply of accommodation for university students in order to achieve a fair and efficient tertiary education system, aimed at developing skilled human capital and overcoming social and economic inequalities. In particular, the Fund invests in new assets used as university residences and accommodation for young workers, also investing in secondary cities that have a shortage of beds.

2. ***Increased inclusiveness of spaces, comfort and well-being of end users of the Fund's properties***. The Fund intends to select residential properties with high standards of comfort and inclusiveness aimed at ensuring greater well-being and social inclusion of the population and younger age groups. The Fund intends to select residential properties that guarantee accessibility for people with reduced mobility and/or disabilities. Finally, the Fund invests in the creation of study areas, gyms and other common services aimed at promoting access to services and points of interest that can strengthen social relations and the wellbeing of residents.

3. ***Safety and respect for the rights of workers and tenants of the Fund's properties and contractors involved in development projects***. The Fund ensures the involvement of contractors who comply with safety requirements and workers' rights, and the selection of tenants who comply with safety requirements and workers' rights. In addition, the Fund will ensure the safety and respect for the rights of contractors' workers operating in its properties through a selection process and a system of periodic monitoring of their performance.

Praemia REIM Italy SGR S.p.A. (the "**SGR**"), on behalf of the Fund, has adopted specific indicators (the "**Indicators**") to measure the performance of the Fund's investments against the identified characteristics. The list of these Indicators is provided below:

| Social Characteristics | Indicator |
|---|---|
| ***Enhancement of accommodation facilities dedicated to secondary education and young workers*** | Number of facilities (or beds) in the reference area before, during and after investment |
| ***Increased inclusiveness of spaces, comfort and well-being of end users of facilities owned by the Fund*** | Percentage of buildings with adequate accessibility features |
| | Percentage of buildings equipped with areas for sports/recreational activities/outdoor areas/green areas |
| | Level of customer satisfaction before, during and after investment through specific surveys |
| ***Safety and respect for the rights of workers and tenants of the Fund's properties and contractors involved in development projects*** | Verification of documentation and certifications of contractors and tenants of the Fund. |

The Fund has developed a proprietary tool for monitoring the indicators described above and defined in the pre-contractual phase, in addition to additional indicators in line with industry best practices, European Investment Bank requirements and the *Do Not Significant Harm* principles of European Regulation 2020/852 (European Taxonomy).

During the reporting period (January 2024 – December 2024)[1], the Fund made a single real estate investment, through a contribution, consisting of the property located at Via Stamira d'Ancora 25, Milan (the "Camplus Turro"), completed on 12 December 2024. The property is a residence for university students located in Milan.

**Sustainability indicators** measure how well the environmental or social characteristics promoted by the product are respected

**What was the performance of the sustainability indicators?**

The Fund made an investment in the last month of the reporting period, which did not allow for active promotion of the defined Social Characteristics. The baseline data for the sole investment in the Camplus Turro property, representing 100% of the portfolio as at 31 December 2024, are shown below.

| Social Characteristics | Indicator | u.m. | 2024 |
|---|---|---|---|
| ***Enhancement of accommodation facilities dedicated to secondary education and young workers*** | Number of facilities (or beds) in the reference area before, during and after investment | Nº | Not applicable[2] |
| ***Increased inclusiveness of spaces, comfort and well-being of the end users of the facilities owned by the Fund*** | Percentage of buildings with adequate accessibility features | % | 100 |
| | Percentage of buildings equipped with areas for sports/recreational activities/outdoor areas/green areas | % | 100 |
| | Level of customer satisfaction before, during and after investment through specific surveys | Nº | Not applicable[3] |
| ***Safety and respect for the rights of workers and tenants of the Fund's properties and contractors involved in development projects*** | Verification of documentation and certifications of contractors and tenants of the Fund. | YES/NO | YES |

In addition to the provisions of the pre-contractual documentation, in accordance with its internal policies and procedures, the SGR has also promoted the following characteristics in the management of the Fund, together with the additional indicators considered and the results achieved:

| Environmental/Social Characteristics | Indicator | u.m. | 2024 |
|---|---|---|---|
| ***Mitigation of the impact on climate change through investments aimed at a more efficient use of resources*** | % of buildings (in square metres) with energy class greater than or equal to class B | % | 100 |

[1] It should be noted that the Fund began operations on 30 July 2024.

[2] Not applicable as, since this is a property contributed to the Fund and already used as student accommodation, the number of beds prior to the Fund's investment remains unchanged.

[3] Not applicable as, since this is the first year of reporting, it is not possible to make a historical comparison.
A satisfaction assessment process for 2024 has been launched in order to collect the data necessary to establish a baseline for comparison in subsequent financial years.

| | | | |
|---|---|---|---|
| ***Promotion of sustainable mobility among end users*** | % of assets with electric charging stations installed | % | 0 |
| | % of assets with bicycle and/or scooter parking spaces installed | % | 100 |
| ***Safety and respect for the rights of workers and tenants of the Fund's properties and contractors involved in development projects*** | % of buildings with adequate accessibility features | % | 100 |
| | Percentage of buildings equipped with areas for sports/recreational activities/outdoor areas/green areas | % | 100 |

**...and compared to previous periods?**
Not applicable as this is the Fund's first report.

**What were the sustainable investment objectives that the financial product has partially achieved, and how has sustainable investment contributed to these objectives?**
The Fund has no sustainable investment objectives.

**The main negative impacts** are the most significant negative effects of investment decisions on sustainability factors relating to environmental, social and personnel issues, respect for human rights and issues relating to the fight against active and passive corruption.

**How did this financial product take into account the main adverse impacts on sustainability factors?** The Fund does not take into account the main adverse impacts on sustainability factors ("PAI") in accordance with the provisions of Delegated Regulation (EU) 1288/2022. However, the SGR, on behalf of the Fund, has initiated an internal process of structured collection of data and information relating to the properties held, with a view to reporting to stakeholders on the negative externalities produced by them, while identifying opportunities for enhancement and improvement of performance, particularly in the environmental field.
In addition, the Fund has created a proprietary tool for collecting and monitoring ESG data, which will also enable it to track indicators relating to the *Do Not Significant Harm* (DNSH) principles of the European Taxonomy. During the investment management phase, the Fund will actively engage with investee companies to ensure compliance with the DNSH principles and to improve their performance.

## What were the main investments of this financial product?

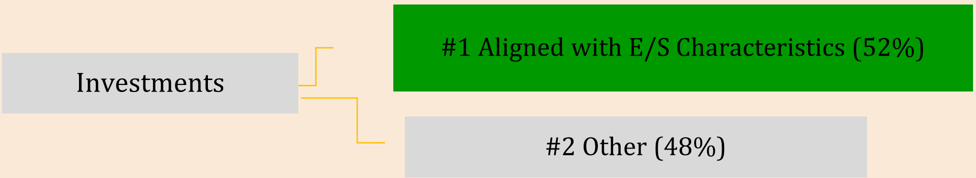
The list includes investments that constitute the majority of the financial product's investments during the reference period, which is: 52%

| Main investments | Sector | % AUM | Country |
|---|---|---|---|
| Camplus Turro | Real Estate | 52.6 | Italy |
| Camplus Development Fund | Real Estate | 32.9 | N/A |

**Asset allocation** describes the proportion of investments in specific assets.

## What percentage of investments were linked to sustainability?

***What was the asset allocation?***




**#1 Aligned with E/S characteristics:** includes financial product investments used to comply with the environmental or social characteristics promoted by the financial product.

**#2 Other:** includes the remaining investments of the financial product that are not aligned with environmental or social characteristics, nor are they considered sustainable investments.

***In which economic sectors were the investments made*?**

The only investment made by the Fund is in Camplus Turro, in the real estate sector.

## To what extent were sustainable investments with an environmental objective aligned with the EU taxonomy?

The Fund does not have sustainable investment objectives. However, the Fund integrates indicators aligned with compliance with the DNSH Principles of all environmental objectives under the European Taxonomy into its monitoring process.

## What was the share of sustainable investments with an environmental objective that were not aligned with the EU taxonomy?

Not applicable as the Fund has not currently made any sustainable investments.

## What was the share of socially sustainable investments?

Not applicable as the Fund has not currently made any sustainable investments.

## What investments were included in the “Other” category and what was their purpose? Were there minimum environmental or social safeguards in place?

At the date of this periodic disclosure, the investments included in the “Other” category comprise the Fund’s participation in the Camplus Sviluppo Fund, which, in line with the relevant pre-contractual disclosure, has an asset allocation aimed at promoting environmental and social characteristics pursuant to Article 8 of the SFDR that are compatible with those promoted by the Fund and the binding elements described above. The Camplus Sviluppo Fund does not target any sustainable investments as defined by the SFDR.

The Camplus Sviluppo Fund has not been included among investments aligned with E/S Characteristics as it had not made any investments as at 31 December 2024.

## What actions have been taken to meet environmental and/or social characteristics during the reporting period?

The Fund made a single investment in the Camplus Turro property on 12 December 2024, which did not allow for active promotion of the defined Social Characteristics.
During the reporting period, energy efficiency measures were carried out on the Camplus Turro property, which made it possible to raise the property's energy class to A4 and promote "*Mitigation of the impact on climate change through investments aimed at a more efficient use of resources*".

## How did this financial product perform compared to the benchmark index?

The Fund does not use a specific index as a benchmark.

## Where can I find more specific information about the product online?

More specific information about the product can be found on the website: Sustainability - preim-it - Praemia REIM